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Planning & Urban Development Department
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Planning Division
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JULY 2, 2010

Rick Romano
P.O. Box 1079
Portland, ME 04104

Joseph Delaney
19 Commercial Street
Portland, ME 04101

RE: Review Comments for Final Plan – Administrative Review

Project Name: Riverside Wood/Millwork Shop
Project ID: 10-79900010
Project Address: 828 Riverside St CBL: 325-B-008-001
Planner: Erick Giles, AICP, LEED AP

Mr. Delany:

Thank you for submitting an application for the Riverside Wood/Millwork Shop at 828 Riverside St. This proposal is being reviewed as a final plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

Final Plan Staff Review Comments

a. Deputy City Engineer David Margolis-Pineo

The Department of Public Services has the following comments.

- i. Applicant needs to apply for a sidewalk waiver if they do not intend to install a sidewalk.
- ii. Applicant current shows an approximate 10' x 10' shed within the View Street R-O-W. Applicant shall indicate that this shed will be moved onto the applicant's property within the required 10' setback line.
- iii. Applicant indicates the existing 25' wide driveway will be removed and replaced with a 20' wide driveway. Does the applicant intend to alter the curb cut to the street?
- iv. The applicant is requested to show how drainage from the site will be handled.

- v. The applicant is requested to show utility (water, sewer, electric) locations and details for installation. Details for work within the road right of way can be provided upon request.

b. Traffic Engineer Tom Errico

I have reviewed the June 10, 2010 application and find it to be acceptable with the following comments.

- i. The proposed parking aisle width is 20 feet and does not meet City of Portland standards. The applicant should provide justification for a technical waiver from the standard.
- ii. It is unclear how wide the proposed parking spaces will be. This should be clarified.

c. Fire Prevention Captain Keith Gautreau

The Fire Department Checklist is complete. Everything looks good. One question is will the sprinkler system will be supervised? Well done on the checklist.

d. Stormwater Engineer Dan Goyette

Applicant needs to provide a stormwater analysis that includes a description of the new impervious surface being created and a management plan for how drainage discharge will occur and the method of any proposed treatments.

Additional Submittals Required:

1. Please submit seven (7) complete sets of revised final plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances.
2. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

If you have any questions, feel free to contact me at 874-8723 or by email at egiles@portlandmaine.gov

Sincerely,



Erick Giles, AICP, LEED AP

Planner

Electronic Distribution:

Barbara Barhydt, Development Review Services Manager

Danielle West-Chuhta, Associate Corporation Counsel

Marge Schmuckal, Zoning Administrator

David Margolis-Pineo, Deputy City Engineer

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, Wilbur Smith Consulting Engineers

Dan Goyette, Woodard & Curran